



18 Bardolph Close Hereford, , Herefordshire, HR2 7QA

£140,000

jackson
property

18 Bardolph Close

, HR2 7QA

Ground Floor Apartment | Private Garden
with Large Single Garage | 2 Parking Spaces
| Outbuilding used as a Studio/Office |
Recently refitted Kitchen & Boiler | 2
Double Bedrooms | Ideal Investment, First
Time Buy or Retirement property

- Ground Floor Apartment
- 2 Double Bedrooms
- Garden Outbuilding used as a Studio
- Large Garage
- Private Garden
- 2 Parking Spaces
- GCH with New Boiler
- Ideal investment or FTB

£140,000
Leasehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Agent's Note

*These details are draft only and have not been approved by the vendor.

Situation

Located in the popular Redhill residential area, approximately 1.5 miles south of the city centre. Nearby are a wide range of amenities including shops, public houses, a large Tesco supermarket, pharmacy, doctors and dental surgeries, as well as primary and secondary schooling. Regular bus services provide easy access into Hereford city where Sports facilities are available at Hereford Leisure Centre with an indoor pool and gym. The city boasts a variety of cafes, restaurants, popular shops and a cinema. There is easy access to the A49 and motorway connections from Ross on Wye.

Description

The apartment is accessed via an Entrance Hall with useful storage cupboard and a doorway into the Lounge/Dining Room. This is a light and open space with access into the smart Kitchen having matching base and wall units, space for a fridge freezer, eye level double oven, gas hob and extractor fan, new combination gas boiler (2019) space and plumbing for a washing machine and door leading out the rear gardens.

An Inner Hallway houses a large storage and large airing cupboard with doors into Bedrooms 1, 2 and the Shower Room. Both Bedrooms are doubles and offer plenty of built-in storage space.

The Shower Room offers a shower cubicle, wash hand basin, wc, heated towel rail and is fully tiled.

Outside, a pathway leads round the side to the rear gardens boasting a studio with outside seating area, patio, garden shed and laid lawns, surrounded on all sides by borders offering privacy.

To the rear of the gardens is a large garage offering secure parking and storage. There is power, lighting and water and the current owner uses this space as a utility. The property also benefits from two parking spaces.

Council Tax

Herefordshire Council - Band A

Services

All mains services are connected. Combination Gas fired boiler.

There is no maintenance charge.

Tenure

Leasehold - 125 year lease from 2011

Ground Rent

Ground rent of £150.00 per annum.

Directions

Proceed south out of Hereford, on the A49, Ross Road. Turn right onto Mayberry Avenue and then immediately left onto Marlbrook Road. Continue along this road and then turn left onto Beaufort Avenue and then left onto Bardolph Close. The garage and parking are accessed on Adrian Close.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.



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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

November 2019

Coronavirus Jackson Property Protocol
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

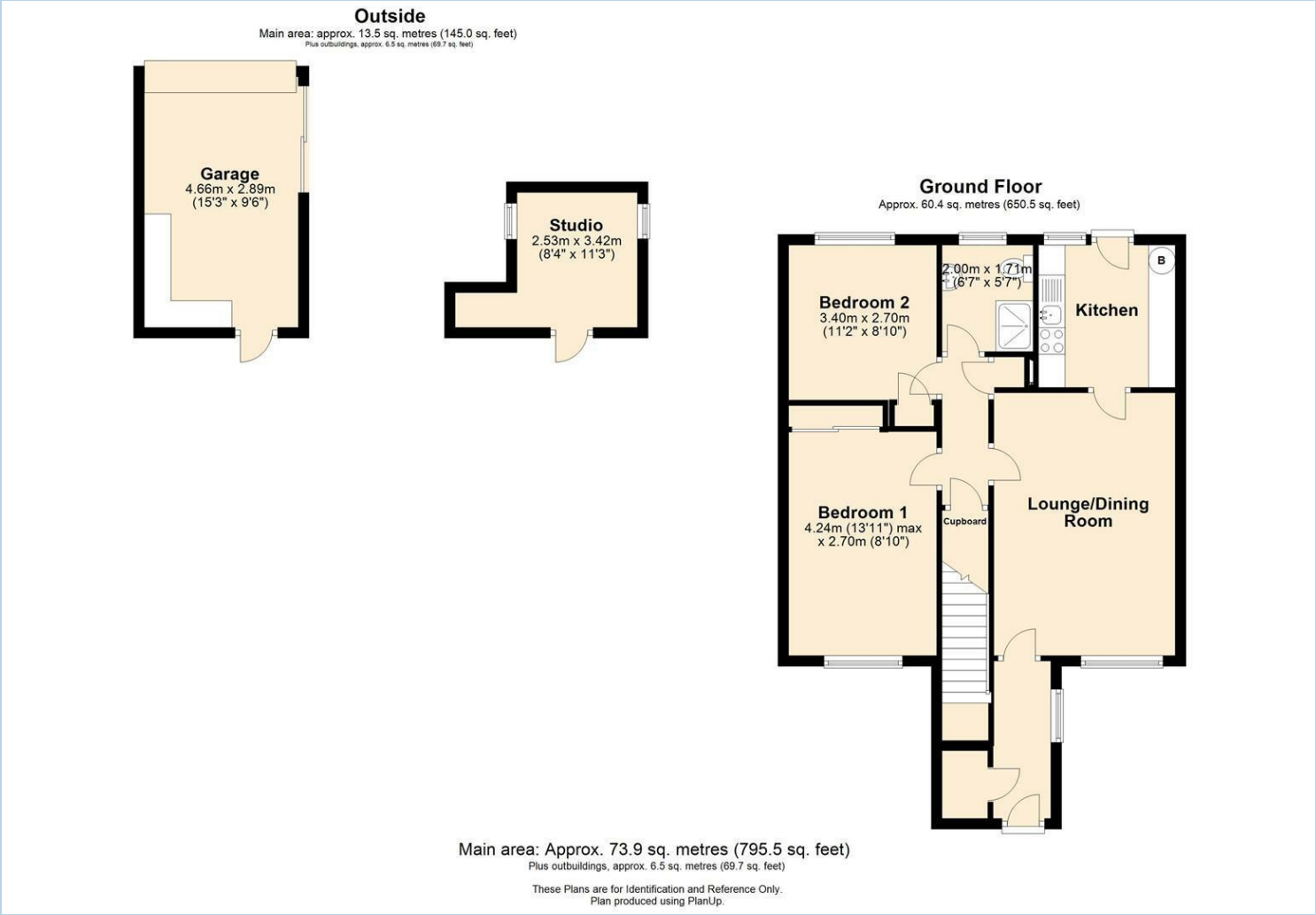
We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.